

Chapter 27.49

I-2 INDUSTRIAL PARK DISTRICT

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This district is for a developing area intended for manufacturing and industrial uses in an open and environmentally attractive atmosphere.

27.49.010 Scope of Regulations.

The regulations set forth in this chapter, or set forth elsewhere in this title when referred to in this chapter, are the regulations in the I-2 Industrial Park District. (Ord. 12571 §243; May 8, 1979).

27.49.020 Use Regulations.

(a) General regulations.

(1) No building shall be erected, converted, reconstructed, or structurally altered for library, school, except industrial trade school, hospital, theater, or residential purposes, except for motels, or for resident foremen, caretakers, or supervisory personnel employed and residing on the premises.

(2) No raw galvanized or other raw metal sheeting shall be used for the exterior construction of any building.

(3) Scrap processing operations and salvage yards shall not be permitted.

(4) Storage of explosives shall be prohibited.

(5) No floor area which is used for the retail sale of goods, excluding eating facilities, shall be permitted except at the rate of twelve and one-half square feet per acre of I-2 Industrial Park zoned land located within any single I-2 Industrial Park District at the time the required acreage is at least fifty percent occupied for permitted industrial uses.

(6) Those special and conditional uses permitted in Sections 27.49.030 and 27.49.040 below shall be limited by the restrictions placed thereon.

(b) Permitted uses. Subject to the general regulations of Section 27.49.020(a) above, any commercial or industrial use is permitted in the I-2 Industrial Park District in compliance with all applicable ordinances and regulations including but not limited to the environmental performance standards relating to noise, emission, dust, odor, glare, and heat approved by resolution of City

Council. (Ord. 18438 §4; September 20, 2004; prior Ord. 15368 §16; December 18, 1989; Ord. 14185, as amended by Ord. 14192 §1; September 3, 1985; Ord. 13745 §6; January 3, 1984; Ord. 12571 §244; May 8, 1979).

27.49.030 Permitted Conditional Uses.

A building or premises may be used for the following purposes in the I-2 Industrial Park District in conformance with the conditions prescribed herein:

(a) Fuel oil storage tanks and all bulk storage of oils, petroleum and similar flammable liquids and chemicals:

- (1) Shall be adequately screened from public view;
- (2) Shall be for storage of such materials for use on the premises and not for resale, except that resale of such stored material at retail only shall be permitted in conjunction with the operation of a service station or similar retail outlet;
- (3) Shall be located, constructed, maintained, and operated in compliance with all codes and regulations of the City of Lincoln.

(b) Liquified petroleum gas and similar gas used for fuel stored above ground:

- (1) Tanks may not exceed 30,000 gallon capacity;
- (2) Such gas shall be for use on the premises, and not for resale;
- (3) Such tanks shall be adequately screened from public view by a fire-resistant ventilated barrier which shall be at least six feet in height;
- (4) Must be in full compliance with all codes and regulations of the City of Lincoln;

(c) All other combustible material: To be stored in such a way as to permit free access of fire-fighting equipment.

(d) Open storage of any other material: Only in areas enclosed or otherwise adequately screened from public view with an enclosure or screen at least six feet in height.

(e) Neighborhood recycling center:

- (1) Building area of such center shall not exceed 8,000 square feet;
- (2) There shall be no outdoor storage of materials or equipment;
- (3) The operation of such center shall not include dismantling or disassembling of vehicles or major appliances;
- (4) No hazardous or explosive materials shall be accepted at such center;
- (5) Adequate traffic stacking shall be provided on site as determined by the city;
- (6) All required parking shall be provided on site;
- (7) There shall be no processing of materials by heat, including, but not limited to, melting, smelting, or burning;
- (8) The facility shall not be designed to receive nor shall it accept shipments by semi-trailer trucks;
- (9) Construction and operation of such center shall comply with all applicable health and fire codes.

(f) Vehicle body repair shop:

- (1) All salvage material, including vehicles being salvaged, shall be inside a building;
- (2) All vehicles stored outside shall be repaired to an operating state within thirty days;

(3) All vehicles stored outside waiting repair shall be screened in accordance with the screening requirements for salvage and scrap processing operations;

(4) Construction and operation of such shop shall comply with all applicable health and fire codes;

(5) Vehicle body repair shops lawfully existing on the effective date of this ordinance shall have until January 1, 1987 to be brought into compliance with conditions (1), (2), (3), and (4) above.

(g) Church:

(1) The church shall develop an emergency response plan to the satisfaction of the Health Department, both written and drawn, including a house-in-place scenario and an off-site evacuation. The Health Department may provide technical assistance in this matter.

(2) The church shall, within 48 hours of becoming aware that quantities of hazardous materials requiring a permit under Section 19.03.100 of the Lincoln Municipal Code are being stored, transported, dispensed, used, or handled on property within 300 feet of the building area being used for the church, notify the Health Department of such condition. Following such notification, the church shall, in cooperation and consultation with the Health Department, attempt to work with the owner of property upon which such hazardous materials are being stored, transported, dispensed, used or handled to arrive at a means to assure the health, safety, and welfare of persons using the church's property. The church shall further cooperate with the Health Department in determining measures which may be taken on the church's property to protect the health safety, and welfare of persons using the church's property, including, but not limited to, establishment of training programs for employees to assure detection of hazardous materials and evacuation of the premises, installation of filtration systems in the HVAC system of the building, or other precautionary measures.

(3) The electrical breaker switch of the heating, ventilation and air conditioning (HVAC) system shall be clearly marked and readily accessible at all times to the church's staff or the church shall equip the building with not more than two emergency shut-off switches so the HVAC system can be immediately shut down in the case of a hazardous chemical spill in the area to the satisfaction of the Health Department. The shut-off switch shall be located so that it is easily accessible at all times to the church's staff. The church's staff shall be trained on how to locate and operate the electrical breaker switch or the emergency shut-off switch. (Ord. 18438 §5; September 20, 2004: prior Ord. 16501 §1; October 25, 1993: Ord. 15614 §1; July 9, 1990: Ord. 14185 §17; September 3, 1985: Ord. 13700 §4; September 26, 1983: Ord. 12571 §245; May 8, 1979).

27.49.040 Permitted Special Uses.

A building or premises may be used for the following purposes in the I-2 Industrial Park District if a special permit for such use has been obtained in conformance with the requirements of Chapter 27.63:

- (a) Mining, quarrying, and stone mills;
- (b) Broadcast towers;
- (c) Early childhood care facilities;
- (d) Expansion of nonconforming use;
- (e) Historic preservation;
- (f) Wind energy conversion systems;
- (g) Enclosed disassembly operation in conformance with Section 27.63.500;
- (h) Sale of alcoholic beverages for consumption on the premises;

- (i) Any permitted use which exceeds the maximum height permitted in the district;
- (j) Sexually oriented live entertainment establishments. (Ord. 17979 §6; April 1, 2002: prior Ord. 17731 §10; September 25, 2000: Ord. 17265 §5; October 20, 1997: Ord. 16854 §40; August 14, 1995: Ord. 16844 §1; August 7, 1995: Ord. 16593 §10; April 11, 1994: Ord. 15368 §17; December 18, 1989: Ord. 14780 §19; November 2, 1987: Ord. 14185, as amended by Ord. 14192 §2; September 3, 1985: Ord. 13588 §19; May 9, 1983: Ord. 12978 §24; August 25, 1980: Ord. 12571 §246; May 8, 1979).

27.49.050 Accessory Uses.

Accessory uses permitted in the I-2 Industrial Park District are accessory buildings and uses customarily incident to the permitted uses, except that early childhood care facilities and schools are not a permitted accessory use to a church in the I-2 Industrial Park District. (Ord. 18438 §6; September 20, 2004: prior Ord. 12571 §247; May 8, 1979).

27.49.060 Parking Regulations.

All parking within the I-2 Industrial Park District shall be regulated in conformance with the provisions of Chapter 27.67. (Ord. 12571 §248; May 8, 1979).

27.49.065 Pedestrian Circulation Regulations.

Construction of on-site pedestrian circulation sidewalk systems shall be regulated in conformance with the provisions of Section 27.81.010. (Ord. 18687 §22; March 20, 2006).

27.49.070 Sign Regulations.

Signs within the I-2 Industrial Park District shall be regulated in conformance with the provisions of Chapter 27.69. (Ord. 12571 §249; May 8, 1979).

27.49.075 Grading and Land Disturbance Regulations.

Grading and land disturbance within the I-2 Industrial Park District shall be regulated in conformance with the provisions of Chapter 27.81. (Ord. 17618 §26; February 22, 2000.)

27.49.080 Height and Area Regulations.

The maximum height and minimum lot requirements within the I-2 Industrial Park District shall be as follows:

- (a) General requirements:

Table 27.49.080(a)

	Lot Area	Avg. Lot Width	Req'd Front Yard	Req'd Side Yard	Req'd Rear Yard	Height
All permitted uses	1 acre	150'	20'	20'; 50'* when abutting residential district	20'; 50'* when abutting residential district	55'
* When a side or rear yard abuts a residential district, it shall be screened in conformance with the landscape design standards adopted by the City of Lincoln.						

(b) There shall be a required front yard on each street side of a double-frontage lot.

(c) There shall be a required front yard on each street side of a corner lot; provided, however, that the buildable width of a lot of record on November 6, 1961, need not be reduced to less than twenty-eight feet except where necessary to provide a required side yard of not less than five feet in place of one of the required front yards.

(d) Accessory buildings which are attached to or not located more than ten feet from the main structure shall be considered a part of the main structure and shall comply with the height and front, side, and rear yard requirements of the main structure. Accessory buildings not a part of the main structure may be located in the required rear yard if such yard does not abut a residential district, but such accessory buildings may not occupy more than thirty percent of the required rear yard and shall not be nearer than two feet to any side or rear lot line, nor more than fifteen feet in height. Accessory buildings not a part of the main structure, if located not less than sixty feet from the front lot line, may extend into the required side yard though not nearer than two feet to the side lot line. A garage which is entered from an alley shall not be located closer than ten feet to the alley line.

(e) The required front yard shall be entirely devoted to landscaped area, except for the necessary paving of walkways and driveways to reach parking and loading areas, and provided, further, that any driveways in the front yard shall be substantially perpendicular to the street and shall not be wider than thirty feet. The required side and rear yards shall be entirely devoted to landscaped area when they abut a residential district.

(f) No loading facilities shall be provided in the front yard nor in any side yard adjacent to any residential district. Loading facilities located within 150 feet of any street shall be visually screened. (Ord. 18687 §23; March 20, 2006; prior Ord. 16844 §2; August 7, 1995: Ord. 12751 §22; November 5, 1979: Ord. 12571 §250; May 8, 1979).